

PROPERTY DESCRIPTION:

Civic address: 363 Pineview Drive, Kaleden, British Columbia V0H 1K0

Legal Description

Lot: 2 Plan: KAP34410 Block: District Lot: 103S Section: Township:

Current Zoning: RS1 OCP designation:

Current land use:
Residential HomeSurrounding land uses:
Residential, Orchard, VinyardCurrent method of sewerage disposal: ☐ Community Sewer ☒ Septic Tank ☐ OtherCurrent method of water supply: ☒ Community Water ☐ Well ☐ OtherAny restrictive covenants registered on the subject property: ☐ Yes (if yes, provide details) ☒ NoAny registered easements or rights-of-ways over the subject property: ☐ Yes (if yes, provide details) ☒ NoDoes the subject property possess a legal road access: ☒ Yes ☐ No (if no, provide details)Agricultural Land Reserve: ☐ Yes ☒ No Riparian Area: ☐ Yes ☒ NoEnvironmentally Sensitive: ☐ Yes ☒ No MoT Approval: ☐ Yes ☒ No

(required for setbacks within 4.5 metres of a road reserve)

DEVELOPMENT INFORMATION:

Provide a description of the proposed development (please attach as a separate sheet, as required):

We are applying for a variance in order to legally build an attached garage with a deck on top of the garage.

The existing roof line will continue over top of the deck.

REQUESTED VARIANCE(S):

List all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked on the applicable drawings. A variance cannot be considered where use or density would be affected.

1. Bylaw (Include No.): 2457 Section: 11.1.6(a)(ii)

Proposed variance: We require an amendment to the existing bylaw of 7.5 meters from a structure to the rear
Property line to 2.21 meters to outer most point of the structure to the rear property line

2. Bylaw (Include No.): Section:

Proposed variance:

SUPPORTING RATIONALE:

All new development should meet the Regional District's applicable bylaw standards. A variance is considered only as a last resort. An application for a development variance permit should meet most, if not all, of the following criteria, in order to be considered for approval (please attach as a separate sheet, as required).

1. The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw. Please elaborate how the requested variance meets this criteria:
The intent of the variance is to allow for adequate use of the property and to enjoy an outdoor lifestyle that is still physically connected to our house. This will provide for access and egress to the main floor level of our house. to and from the addition Our house is situated on the property in such a way that this location for the garage/deck would be the best option.
2. The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria:
The garage/deck addition will not adversely affect nearby residents as the rear parcel line for us is the side parcel line for our neighbour who is directly north of our property. There is currently 4 large cedars and a large liliac tree along the side parcel line. These plants already provide privacy between our properties and they will stay after construction is complete.
3. The variance should be considered as a unique solution to an unusual situation or set of circumstances. Please elaborate how the requested variance meets this criteria:
The placement of our house is not square or parallel to any of our property lines. This placement forces us to have the proximity of the garage to the rear parcel line as our only choice. The existing foliage along the fenceline (my rear parcel line and our neighbours side parcel line) will continue to exist for individual privacy.
4. The variance represents the best solution for the proposed development after all other options have been considered. Please elaborate how the requested variance meets this criteria:
The contour of our property has a 20 foot drop along the front parcel line down to Pineview Drive. The front of the house runs along an easement that provides vehicle access for us as well as our other two neighbours along with our septic tank and field. The other interior parcel line (the back of our house) does not allow for any further development or access.
5. The variance should not negatively affect the natural site characteristics or environmental qualities of the property. Please elaborate how the requested variance meets this criteria:
The variance application will not affect any site characteristics or environmental qualities of the property or surrounding area. There are no water courses or environmentally protected areas within the property. Asthetically it will provide a postive look to the property and surrounding area.

REQUIRED DOCUMENTATION:

All plans and drawings referred to in this section should be submitted with one full scale and one reduced (11 x 17) copy suitable for black and white reproduction. When possible, Adobe PDF versions should also be included.



Certificate of Title – to provide proof of ownership, copies of titles should be dated no more than 30 days prior to the date of application. Copies of titles are available from the Land Titles Office, or through a Government Agent's Office, a notary, lawyer or search company.



Location Map – showing the area in which the subject property is situated.



Site Plan – drawn to scale and showing dimensions, shall include the following (as applicable):

- ☐ North arrow and scale;
- ☐ Dimensions and boundaries of property lines, rights-of-way, and easements;
- ☐ Location and dimensions of existing structures and setbacks (including projections and overhangs) to parcel lines, rights-of-ways, easements;
- ☐ Location of existing access roads, driveways, vehicle parking spaces, pathways, screening and fencing;
- ☐ Natural & finished grades of site, at buildings & retaining walls (indicate source of grade data)
- ☐ Location of any physical or topographical constraints (such as watercourses, shorelines, ravines, wetlands, steep slopes, bedrock outcrops, etc...);
- ☐ Location of all existing water lines, wells, septic fields, sanitary sewer & storm drain facilities, including sizes; and
- ☐ Existing covenant areas (if applicable).



Development Plan - shall be drawn to scale and indicate the following:

- ☐ detailed drawings of the proposed development, including building sections, elevations, finishes, floor plans, landscaping, access roads, driveways, vehicle parking spaces, pathways, and screening and fencing proposed for the site;
- ☐ a project summary sheet outlining density and number of dwelling units, site coverage, heights, setbacks, and other relevant data; and
- ☐ location and width of proposed access(es) to the property, driveways, manoeuvring aisles and parking layout.



Site Survey - If the proposed development involves a variance to the siting or building envelope of an existing structure a current sketch plan (in metric), certified by a BC Land Surveyor shall be required. This may be combined with the requirements for a **Site Plan**, where appropriate.



Landscape Plan – where applicable, the Landscape Plan shall be drawn to scale and shall show existing and proposed landscaping and to include an estimate of the cost of landscaping, provided by a Landscape Architect or qualified professional. This estimate will be used to determine the amount of any security required.

*Additional material or more detailed information may be requested by the
Regional District upon reviewing the application.*

DECLARATION:

I, the undersigned, hereby certify that the information provided with respect to this application is full and complete and is, to the best of my knowledge, a true statement of the facts related to this application.

C Boyce AB
Signature of Owner or Authorized Agent

January 25, 2021
Date

Charlene Boyce Don Boyce
Print name of Owner or Authorized Agent